

FOR SALE



Aragon Road, Morden, SM4

Asking Price of £590,000 FH REGISTER YOUR INTEREST

MARTIN&CO

Aragon Road, Morden, SM4

Asking Price of £590,000

- SPACIOUS DOUBLE RECEPTION ROOM
- EXTENDED LUXURY KITCHEN/FAMILY ROOM
- 3 BEDROOMS, (2 DOUBLES + 1 SINGLE)
- MODERN FAMILY BATHROOM
- DOWNSTAIRS WC, SO 2 TOILETS IN HOUSE
- DRIVEWAY WITH PARKING FOR 2 CARS
- STREET PARKING NEARBY
- 78ft + SOUTH/WEST FACING REAR GARDEN
- DECKING FOR SUMMER BBQ'S
- GARAGE WITH REAR ACCESS
- MODERN FITTED KITCHEN
- QUARTZ WORKTOPS & ISLAND
- MODERN APPLIANCES + POP UP EXTRACTOR
- BI-FOLDING DOORS TO GARDEN
- IDEAL FOR ENTERTAINING
- CLOSE TO ARAGON PRIMARY SCHOOL
- ACCESS TO ST CECILIA'S + HATFIELD PRIMARY SCHOOL
- LOCAL SHOPS NEARBY
- BUS ROUTES TO MORDEN TUBE STATION
- ROUTES TO WORCESTER PARK, CHEAM & WIMBLEDON
- SOLE AGENT



**REGISTER YOUR INTEREST FOR WHEN
TENANCY ENDS.**

**3 bedroom 1930's house with a SUPERB
EXTENDED REAR KITCHEN/FAMILY
ROOM with Bi-Folding doors onto the
deck and a 78 ft + South/West facing
garden. Located close to the popular
Aragon Primary School and accessible to
St Cecilia's & Hatfield Primary Schools
plus bus routes to Morden, Wimbledon &
Raynes Park.**

**Driveway with parking for 2 cars, garage
to the rear via rear access, larger double
reception room leading to the luxury
modern fitted kitchen with central island,
matching quartz tops, family area and a
cloakroom on the ground floor. On the
first floor are 2 double bedrooms, 3rd
single bedroom and a modern family
bathroom.**

**Cosmetic works required and potential to
extend into the loft (STPP) as required.**

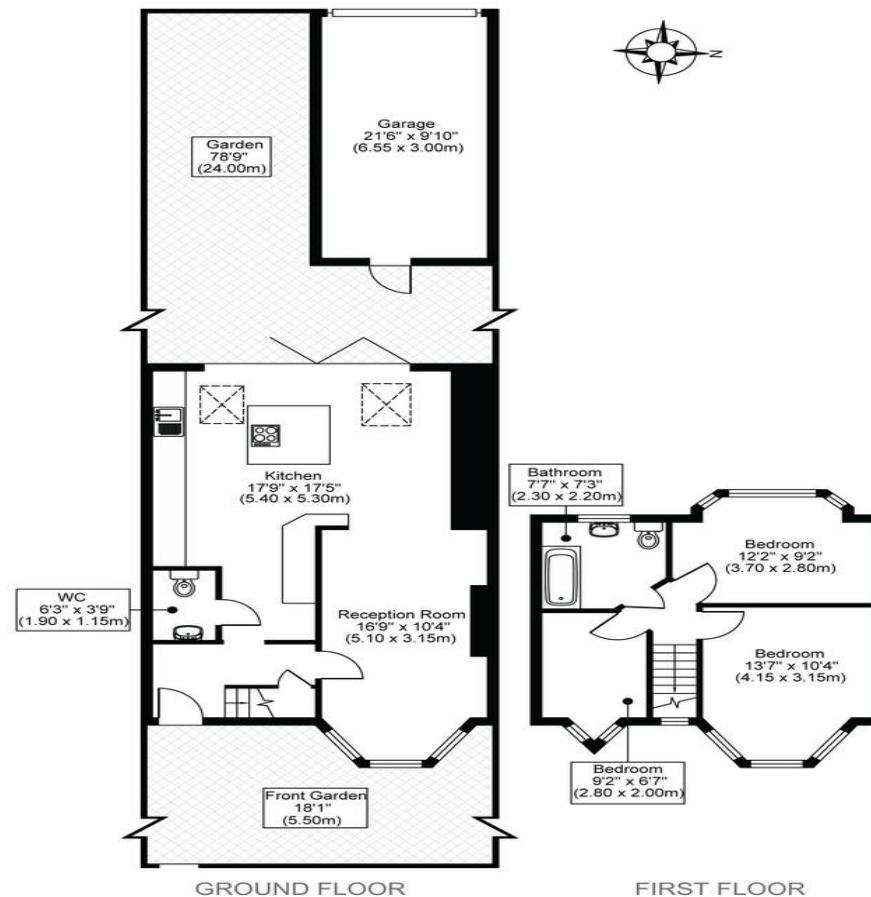
**EPC Band D. Merton Council Tax =
£2,128.53 PA.**

**VIEWING RECOMMENDED WHEN
VACANT.**

(Pictures shown prior to tenancy).



ARAGON ROAD, SM4
TOTAL APPROX FLOOR PLAN AREA 1237 SQ.FT (115 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by [Country Mortgages](http://www.countrymortgages.co.uk) the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU FAIL TO MAKE REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the availability of your funds in order that our client may make an informed decision.

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